

182.0

0006

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

677,500 / 677,500

USE VALUE:

677,500 / 677,500

ASSESSED:

677,500 / 677,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
30		STANDISH RD, ARLINGTON

**OWNERSHIP**

Owner 1:	KEOVONGSA KHAMPHADY	Unit #:	
Owner 2:	KEOVONGSA LISA		
Owner 3:			

Street 1:	30 STANDISH RD
Street 2:	

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	Y
Type:	

<b>PREVIOUS OWNER</b>	
Owner 1:	SPETTEL THOMAS & EILEEN A / -
Owner 2:	ESTATE -
Street 1:	C/O AARON SPETTEL
Twn/Cty:	MERRIMACK
St/Prov:	NH
Postal:	03054
Cntry:	

<b>NARRATIVE DESCRIPTION</b>	
This parcel contains 6,454 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1335 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

<b>OTHER ASSESSMENTS</b>	
Code	Descrip/No
Amount	Com. Int

<b>PROPERTY FACTORS</b>	
Item	Code
Description	%
water	
Sewer	
Electri	
Census:	
Flood Haz:	
Topo	
Street	
Gas:	

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6454		Sq. Ft.	Site		0	70.	0.95	7									429,534						429,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6454.000	248,000		429,500	677,500			
Total Card		0.148	248,000		429,500	677,500	Entered Lot Size		
Total Parcel		0.148	248,000		429,500	677,500	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	507.49	/Parcel: 507.4	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Parcel ID 182.0-0006-0002.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	248,000	0	6,454.	429,500	677,500	677,500 Year End Roll
2019	101	FV	206,800	0	6,454.	429,500	636,300	636,300 Year End Roll
2018	101	FV	206,800	0	6,454.	362,000	568,800	568,800 Year End Roll
2017	101	FV	206,800	0	6,454.	331,400	538,200	538,200 Year End Roll
2016	101	FV	206,800	0	6,454.	282,300	489,100	489,100 Year End
2015	101	FV	194,100	0	6,454.	245,400	439,500	439,500 Year End Roll
2014	101	FV	194,100	0	6,454.	227,000	421,100	421,100 Year End Roll
2013	101	FV	194,100	0	6,454.	216,000	410,100	410,100

**SALES INFORMATION**

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
SPETTEL THOMAS	74837-356	1	6/8/2020	Estate/Div		713,000	No	No					
	14187-102		1/1/1981			69,000	No	No	Eileen A Spettel-DOD: 06/12/2019 & Thomas Spe				

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2008	64	Addition	100,000			G9	GR FY09	15X17 W/NEW KIT
6/6/2006	441	Re-Roof	6,495					
7/30/1992	348		1,100					10X6 DCK W/STRS

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
-------	--------------------------------	---	---	---

Total Card / Total Parcel

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,500

677,500 / 677,50

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 5 - Cape	Sty Ht: 1H - 1 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	ADD. 100% COMPLETED.																			
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	A Bath:	Rating:																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	3/4 Bath:	Rating:																				
<b>GENERAL INFORMATION</b>				A 3QBth:	Rating:																				
Grade: C - Average	Year Blt: 1951	Eff Yr Blt:	Alt LUC:	1/2 Bath: 1	Rating: Good																				
Jurisdct: G10	Fact: .	Const Mod:	Lump Sum Adj:	A HBth:	Rating:																				
<b>INTERIOR INFORMATION</b>				OthrFix:	Rating:																				
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	Full Bath: 1	Rating: Good																				
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 18.6 %	Functional:	A Kits:	Rating:																				
Bsmnt Flr: 12 - Concrete	Subfloor:		Economic:	Fapl:	Rating: Average																				
Bsmnt Gar:	Electric: 3 - Typical		Special:	WSFlue:	Rating:																				
Insulation: 2 - Typical	Int vs Ext: S		Override:																						
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W		Total: 18.6 %	Exterior:																					
# Heat Sys: 1	% Heated: 100	% AC: 100		Interior:																					
Solar HW: NO	Central Vac: NO	% Sprinkled:		Additions:																					
% Com Wall:				Kitchen:																					
<b>CALC SUMMARY</b>				Baths:																					
Basic \$ / SQ: 105.00				Plumbing:																					
Size Adj.: 1.35000002				Electric:																					
Const Adj.: 0.99989998				Heating:																					
Adj \$ / SQ: 141.736				General:																					
Other Features: 83469				Totals																					
Grade Factor: 1.00				1	7	3																			
NBHD Inf: 1.00000000																									
NBHD Mod:																									
LUC Factor: 1.00																									
Adj Total: 304661																									
Depreciation: 56667																									
Depreciated Total: 247994																									
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val																			
Make: Model: Serial #: Year: Color:																									
<b>SPEC FEATURES/YARD ITEMS</b>																									
<b>PARCEL ID</b> 182.0-0006-0002.0																<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
More: N	Total Yard Items:					Total Special Features:								Total:								<b>AssessPro Patriot Properties, Inc</b>			